



2 THE BEECHES

Cheltenham Road | Kinsham | Tewkesbury | GL20 8HP

HUGHES **HS** SEALEY

Welcome to... 2 THE BEECHES

Welcome to Number 2, The Beeches, an impressive two-bedroom detached bungalow situated within a highly sought-after village location. Offered for sale, this beautifully appointed home benefits from a 10-year Build-Zone warranty and has been finished to a high specification throughout, incorporating luxurious kitchen and bathroom fittings, underfloor heating, air source heat pump heating and professionally landscaped gardens.

The property is approached via a private driveway, with electric gates providing access to the home. Number 2 occupies the right-hand position and enjoys delightful, far-reaching views across the neighbouring countryside. To the front, a private driveway provides parking for two vehicles, whilst the enclosed rear garden has been thoughtfully landscaped to incorporate a paved terrace and lawn, creating an ideal setting for dining and relaxation. Internally, a welcoming central hallway provides access to all principal accommodation. The well-planned layout comprises a spacious, light-filled open-plan kitchen, living and dining area, two bedrooms, a contemporary family

bathroom and a separate study – making the property equally appealing to downsizers, professionals or those seeking a comfortable home in a village setting.

The impressive kitchen is fitted with an extensive range of units, complemented by granite work surfaces and a comprehensive selection of integrated appliances. The adjoining living and dining area offers an excellent space for both everyday living and entertaining, with sliding doors opening directly onto the landscaped rear garden and creating a seamless connection between the indoor and outdoor spaces.

The principal bedroom is positioned to the front of the property, taking full advantage of the attractive open countryside views, and benefits from a stylish three-piece en-suite shower room. The second bedroom and separate study overlook the rear garden, providing peaceful aspects and flexible accommodation to suit a variety of requirements.









Explore outside... 2 THE BEECHES

The hamlet of Kinsham enjoys a desirable rural setting, neighbouring the established villages of Kemerton and Bredon. The nearby village of Bredon offers a thriving community and an excellent range of local amenities, including a village shop and post office, an OFSTED-rated 'Outstanding' primary school, doctors' surgery, village hall and two public houses. A variety of sporting and recreational facilities are also available, with local football, rugby and bowls clubs contributing to the village's active community.

The medieval market town of Tewkesbury is within convenient reach and provides a wider selection of amenities, including supermarkets, independent shops, restaurants, coffee shops and a leisure centre.

For commuters, Ashchurch for Tewkesbury railway station provides rail connections, whilst Junction 9 of the M5 motorway offers convenient access to the wider motorway network and surrounding commercial

centres.

Combining high-quality contemporary accommodation, energy-efficient heating, attractive landscaped gardens and open countryside views, Number 2, The Beeches presents an excellent opportunity to acquire a well-appointed detached bungalow in a desirable village location.

KEY FEATURES

- Detached two-bedroom bungalow in a highly sought-after village location
- Offered for sale with no onward chain
- High-specification finish throughout, with luxurious kitchen and bathroom fittings
- Underfloor heating and an air source heat pump
- 10-year Build-Zone warranty

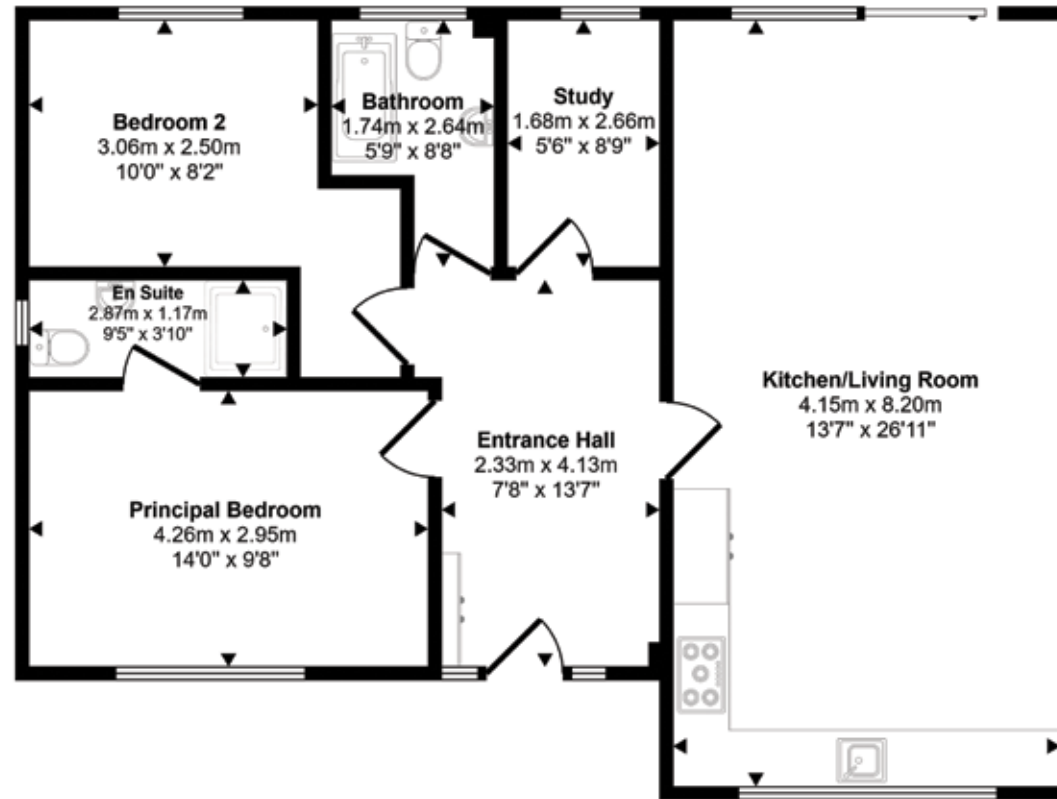
- Spacious open-plan kitchen, living and dining area with granite work surfaces and integrated appliances
- Sliding doors opening onto the landscaped rear garden
- Principal bedroom with a stylish en-suite shower room
- Separate study, ideal for home working
- Electric gated access, parking for two cars, enclosed landscaped garden and open views
- Viewing recommended

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 8HP. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
82 sq m / 881 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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